

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) William W. Kendall
(Address) 3121 Brookhill Drive
Birmingham, AL 35242

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-1 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thirty Five Thousand and no/100-----**DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Terry J. Falkner and wife, Gayle P. Falkner

(herein referred to as grantors) do grant, bargain, sell and convey unto
William W. Kendall and Jane A. Kendall

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 32, according to the Survey of Meadow Brook, 16th Sector, Phase 1, as recorded in Map Book 9, Page 143 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$120,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

06/05/2000-18427
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
901 EL 125.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 2nd

day of June 2000

WITNESS:

(Seal)

Terry J. Falkner

(Seal)

(Seal)

Gayle P. Falkner

(Seal)

(Seal)

STATE OF ALABAMA
Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terry J. Falkner and Gayle P. Falkner

whose name is are signed to the foregoing conveyance, and who are known to me/acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date. 2nd June A.D. 2000

Given under my hand and official seal this

My Commission Expires: 10/16/2000

Notary Public

Inst # 2000-18427